



To: Indiana Housing Finance Authority Board of Directors  
 From: Sheryl Sharpe, Wendy Landes, Shannon Fountain, Erika Scott, Jacob Sipe  
 Date: March 21, 2000  
 Re: Housing from Shelters to Homeownership Awards

IHFA's first of three rounds of Housing from Shelters to Homeownership applications for HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funding were due to IHFA in February 2000. This program funds the following general activities:

- Emergency shelters, youth shelters, and transitional housing
- Migrant/seasonal farmworker housing
- Rental units
- Homeownership units
- Homeownership counseling/downpayment assistance

IHFA received 32 applications for \$8,018,588 in Housing from Shelters to Homeownership funding. IHFA staff respectfully recommends funding the following 12 applications totaling \$2,771,695 and impacting 160 units.

	Round 1, 2000 - Application Received			Round 1, 2000 - Awards Recommended		
	# of Applications	Amount Requested	# Units	# of Awards	Amount Recommended	# Units
<b>HOME</b>	17	\$3,742,710	185	8	\$1,771,695	94
<b>CDBG</b>	15	\$4,275,878	347	4	\$1,000,000	66
<b>Total</b>	32	\$8,018,588	532	12	\$2,771,695	160

#### **HOME**

Transitional housing rehabilitation or new construction	\$385,000
Rental rehabilitation or new construction	\$330,000
Homebuyer – rehabilitation or new construction	\$662,945
Homeownership counseling/downpayment assistance	<u>\$393,750</u>
	<b>\$1,771,695</b>

#### **CDBG**

Owner-occupied rehabilitation	\$1,000,000
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## ***HOME Investment Partnerships Program (HOME) Awards***

<b>Hendricks County Community Development Corporation</b>	<b>HM-000-001</b>
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<b>HOME Amount Requested:</b>	\$385,000.00
<b>HOME Amount Recommended:</b>	<b>\$385,000.00</b>
<b>Total Project Costs:</b>	\$815,750.00
<b>Primary Project County:</b>	HENDRICKS
<b>Project Name:</b>	Hendricks County Women's Center
<b>Housing Activity:</b>	Transitional Housing - New Construction
<b>Anticipated # of Assisted Units:</b>	11

Hendricks County Community Development Corporation (HCCDC) in partnership with Sheltering Wings Center for Women will use HOME funds to construct 11 transitional housing units in the Town of Danville. This is a first-time initiative for these two organizations. Priority will be given to women and their dependent children who are victims of domestic violence. Sheltering Wings Center for Women will serve as subrecipient for this grant and will provide counseling, job training/placement, legal advocates and representation, and a Life Education Program.

<b>Rural Opportunities, Inc.</b>	<b>HM-000-002</b>
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<b>HOME Amount Requested:</b>	\$78,750.00
<b>HOME Amount Recommended:</b>	<b>\$78,750.00</b>
<b>Total Project Costs:</b>	\$108,000.00
<b>Primary Project County:</b>	BLACKFORD
<b>Project Name:</b>	Rural Opportunities, Inc. Homeownership Program
<b>Housing Activity:</b>	Homeownership Counseling/Downpayment Assistance
<b>Anticipated # of Assisted Units:</b>	11

This award will enable Rural Opportunities, Inc. to provide homeownership counseling services and downpayment assistance to potential homebuyers in Blackford County. This initiative will involve a partnership between Rural Opportunities, Inc., USDA Rural Housing Services, the City of Hartford, and local lenders. USDA Rural Development will provide leveraged loans (up to 80% of property at income-driven interest rate), FHLB will provide Home Savings grants, and local lenders will offer waived fees, below-market interest rates, reduced loan principal, and one-time payment of PMI. Rural Opportunities will coordinate homeownership counseling and training in Spanish as well as English and expects to counsel 33 households and assist approximately 11 families to purchase homes under this program.

<b>Southern VI Corporation</b>	<b>HM-000-003</b>
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**HOME Amount Requested:** \$315,000.00  
**HOME Amount Recommended:** **\$315,000.00**  
  
**Total Project Costs:** \$551,747.00  
  
**Primary Project County:** SPENCER  
**Project Name:** n/a  
**Housing Activity:** Homeownership Counseling/Downpayment Assistance  
**Anticipated # of Assisted Units:** 48

This award will enable Southern VI Corporation to provide homeownership counseling services and downpayment assistance to potential homebuyers throughout Perry, Spencer, and Crawford counties. With this program, Southern VI plans to target homeless women, female-headed households, single parent households, and the elderly.

### ***HOME – Community Housing Development Organization (CHDO) Awards***

<b>Affordable Housing Corporation</b>	<b>CH-000-001</b>
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**HOME Amount Requested:** \$210,314.00  
**HOME Amount Recommended:** **\$210,314.00**  
  
**Total Project Costs:** \$506,839.00  
  
**Primary Project County:** GRANT  
**Project Name:** Thomas Jefferson Homes  
**Housing Activity:** Homebuyer - New Construction  
**Anticipated # of Assisted Units:** 5

Affordable Housing Corporation will use HOME funds to construct 5 single-family homes, which will provide affordable homeownership for low-income families. These units are an expansion of the “Thomas Jefferson Homes” project and feature amenities such as 1-story and 2-story floor plans, attached exterior storage shed, covered porch, and a central public park.

**Community Action Program, Inc. of Western Indiana****CH-000-002**

**HOME Amount Requested:** \$250,000.00  
**HOME Amount Recommended:** **\$250,000.00**  
**Total Project Costs:** \$396,200.00  
**Primary Project County:** BENTON  
**Project Name:** Oxford House Apartments  
**Housing Activity:** Rental Rehabilitation  
**Anticipated # of Assisted Units:** 6

Community Action Program, Inc. of Western Indiana (CAP) will use HOME funds to rehabilitate 6 rental units located on the Town of Oxford's town square. This is a first-time initiative in Oxford and Benton County. Priority will be given to elderly persons. The building is located within walking distance to local amenities and CAP's Community Service office. CAP will be the owner, construction manager, and management agent for the development.

**Jeffersonville Housing Services Corporation****CH-000-003**

**HOME Amount Requested:** \$200,000.00  
**HOME Amount Recommended:** **\$200,000.00**  
**Total Project Costs:** \$562,500.00  
**Primary Project County:** CLARK  
**Project Name:** n/a  
**Housing Activity:** Homebuyer - New Construction  
**Anticipated # of Assisted Units:** 5

Five new homes will be constructed by the Jeffersonville Housing Services Corporation for sale to moderate-income program participants. The program will target female-headed and single-headed households, with marketing efforts being directed to those in public housing or participating in the Section 8 program. Homeownership counseling will be provided by the Jeffersonville Housing Services Corporation.

**Providence Housing Corporation****CH-000-004**

**HOME Amount Requested:** \$80,000.00  
**HOME Amount Recommended:** **\$80,000.00**  
**Total Project Costs:** \$103,320.00  
**Primary Project County:** VIGO  
**Project Name:** Providence Housing Corp. Rental Rehab Prog.  
**Housing Activity:** Rental Rehabilitation  
**Anticipated # of Assisted Units:** 2

Providence Housing Corporation will use HOME funds to rehabilitate 2 rental units located in the Town of West Terre Haute. This is a first-time initiative for Providence Housing Corporation. Priority will be given to elderly persons. Accessibility ramps, tub grips, a series of night-lights, and security windows and doors will be added as needed.

<b>Southern VI Corporation</b>	<b>CH-000-005</b>
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**HOME Amount Requested:** \$252,631.00  
**HOME Amount Recommended:** **\$252,631.00**  
  
**Total Project Costs:** \$649,850.00  
  
**Primary Project County:** ORANGE  
**Project Name:** n/a  
**Housing Activity:** Homebuyer - Rehabilitation & New Construction  
**Anticipated # of Assisted Units:** 6

Southern VI Corporation will use HOME funds to rehabilitate 4 existing units and to construct 2 new units for sale to moderate-income participants. USDA is also participating in this project and will finance 100% for those found in need of this service. Participants in this program will receive their homeownership education from Southern VI Corporation and Rural Opportunities Inc. These organizations will use the *Live the Dream... Own a Home* curriculum.

### ***Community Development Block Grant (CDBG) Awards***

<b>City of Aurora</b>	<b>HD-000-001</b>
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**CDBG Amount Requested:** \$100,000.00  
**CDBG Amount Recommended:** **\$100,000.00**  
  
**Total Project Costs:** \$130,700.00  
  
**Primary Project County:** DEARBORN  
**Project Name:** n/a  
**Housing Activity:** Owner-Occupied Rehabilitation  
**Anticipated # of Assisted Units:** 4

The City of Aurora will use CDBG funds to rehabilitate approximately 4 homes for low and moderate-income residents within the city limits. The program will target the physically disabled, female-headed and single-parent households, and the elderly. Participants will receive home maintenance and repair manuals, as well as a local guide outlining various assistance sources. The subrecipient for this project is the Area 12 Council on Aging.

<b>Brown County Commissioners</b>	<b>HD-000-002</b>
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**CDBG Amount Requested:** \$300,000.00  
**CDBG Amount Recommended:** **\$300,000.00**  
**Total Project Costs:** \$348,000.00  
**Primary Project County:** BROWN  
**Project Name:** Brown County Owner Occupied Rehab  
**Housing Activity:** Owner-Occupied Rehabilitation  
**Anticipated # of Assisted Units:** 11

The Brown County Commissioners will use CDBG funds to rehabilitate approximately 11 owner-occupied housing units. This project is a continuation of the County's 1997 rehabilitation program. The program will target elderly residents that are low income. The subrecipient, South Central Community Action Program, will provide weatherization, self-sufficiency, energy assistance, and commodities programs to eligible homes and homeowners.

<b>Town of Centerville</b>	<b>HD-000-003</b>
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**CDBG Amount Requested:** \$300,000.00  
**CDBG Amount Recommended:** **\$300,000.00**  
**Total Project Costs:** \$330,000.00  
**Primary Project County:** WAYNE  
**Project Name:** Centerville Housing Rehabilitation Project  
**Housing Activity:** Owner-Occupied Rehabilitation  
**Anticipated # of Assisted Units:** 21

The Town of Centerville will use CDBG funds to rehabilitate approximately 21 owner-occupied housing units. The Town's priority is to serve low-income families, elderly, disabled, and single-parent households. The Town has chosen to offer forgivable loans averaging a \$15,000 per home, not to exceed \$35,000 under the terms of 10% per year for ten years for loans over \$15,000 and 20% per year over 5 years for loans under \$15,000. This will be the first rehabilitation project of its kind for the Town of Centerville.

<b>Decatur County</b>	<b>HD-000-004</b>
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**CDBG Amount Requested:** \$300,000.00  
**CDBG Amount Recommended:** **\$300,000.00**  
**Total Project Costs:** \$330,000.00  
**Primary Project County:** DECATUR  
**Project Name:** Decatur County Home Repair Project  
**Housing Activity:** Owner-Occupied Rehabilitation  
**Anticipated # of Assisted Units:** 30

Decatur County will use HOME funds to rehabilitate approximately 30 owner-occupied housing units. The County launched the Decatur County Home Repair Program to provide elderly and disabled households with moderate home repair. There is currently a waiting list of 18 applicants for the housing rehabilitation program. Area XI Agency on Aging, the grant subrecipient, will coordinate supportive services such as case management, homebound meals, and information and public education assistance.